TO LET

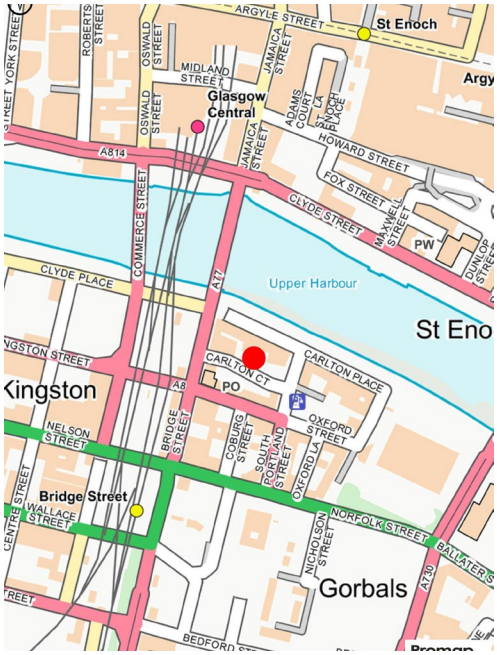
REFURBISHED OFFICE SUITES

GRAHAM SIBBALD

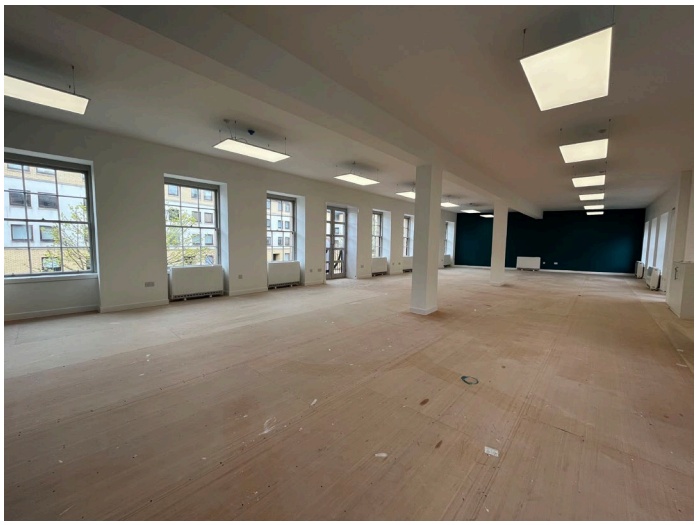


THE STABLES, 21 — 25 CARLTON COURT, GLASGOW, G5 9JP

- Well-presented office suites available for immediate occupation
- Comprises 6 x refurbished open plan office suites with attractive courtyard area
- Excellent public transport and motorway links
- May be suitable for alternative uses, including salon, personal training studio, dentist etc
- Available from 338 — 6,929 sq ft







LOCATION

Glasgow is Scotland's largest city, and the third largest in the UK. The Stables is located on the South Bank of the River Clyde and occupies a prominent but quiet position in the middle of Carlton Court, adjacent to Cumbrae House (The Prince's Trust,) close to its junction with Bridge Street immediately south of the city centre.

Excellent nearby transport links are provided;

- 5-minute walk to Glasgow Central Station (400m)
- 3-minute walk to Bridge Street Underground Station
- Regular bus services operate on Bridge Street
- M8 and M74 motorway access found within a 5-minute drive
- Glasgow Airport 15-minute drive west

Parking is provided within the courtyard whilst metered on-street parking is provided and additional parking can be found at Bridge Street Underground Station as well as various multi-storey carparks in the city centre.

Eating and shopping amenities are found on Bridge Street with additional city centre amenities found just a 5-minute walk north at St Enoch Centre, Buchanan Galleries, Argyle Street.

NEARBY DEVELOPMENTS

In addition to being located centrally and convenient to the City Centre, The Stables is positioned within 'City Centre South' and the 'Clyde Waterfront', both of which have attracted significant investment and are in advanced development.

Major projects include 'Buchanan Wharf', a 1.25M sq ft development home to Barclays Glasgow Campus which has created space for 5,000 staff.

DESCRIPTION

- Attractive Category B listed office building
- Secure gated access off Carlton Court, with secure entry system, providing access to attractive courtyard Access to the accommodation is found off the courtyard with 3 x entrances with two passenger staircases providing access to the upper floors
- Accommodation is setup to provide 6 x refurbished office suites with WC and kitchen tea preps on each floor
- The accommodation has been fully refurbished with fresh carpet tiles, LED lighting units, electric storage heaters
- New and recently installed fire alarm and smoke detector system

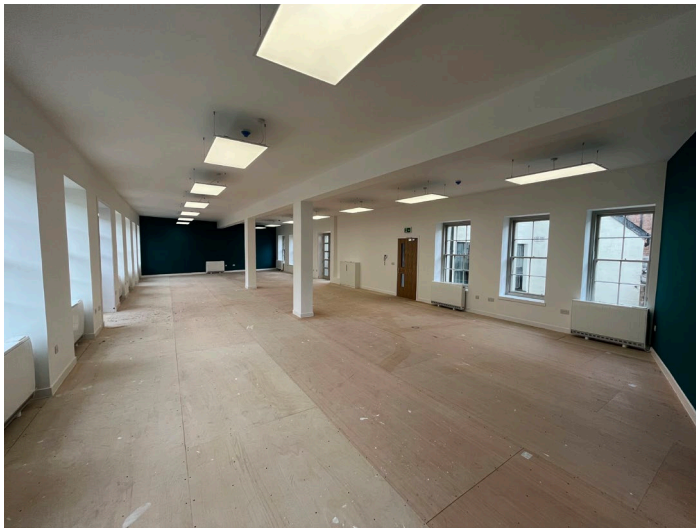
ACCOMMODATION

Net Internal Floor Areas

Suite	Sq m	Sq ft
1	96.47	1,038
3	122.24	1,316
4	31.38	338
5	158.19	1,703
6	142.95	1,539
8	92.44	995
Total	**643.67**	**6,929**









BUSINESS RATES

Please refer to the Scottish Assessors Website https://www.saa.gov.uk/

EPC

Available upon request.

ASKING TERMS

Available on FRI terms with quoting information available on request via the the joint letting agents.

VIEWING & FURTHER INFORMATION

Via the joint letting agents

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GRAHAM SIBBALD

G·M·BROWN

IMPORTANT NOTICE

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6. Date of Publication: October 2026